

**SEEKONK PLANNING BOARD Joint Meeting with the Board of Selectmen
Open Meeting of September 29, 2021
Seekonk Town Hall, 100 Peck Street
BOS Meeting Room**

Joint meeting with the Planning Board

Planning Board Chairman, David Sullivan opened the joint meeting at approximately 8:25 p.m.

Roll Call Vote: Sandra Escaler, Peter Aguiar, Phoebe Lee Dun, David Sullivan, Bruce Hoch, Sandra Foulkes

BOS Members Present: Justin Sullivan, Chris Zorra, Adam Petronio, David Andrade, Michael Healy
Town Administrator: Shawn E. Cadime
Town Counsel, Jeffrey Blake from KP Law
Asst. Town Administrator/ Director of Human Resources: Carol-Ann Days

1) Interview two candidates for consideration of an appointment to fill a vacancy on the Planning Board: 1) Michael Dressler; and 2) David Roderick

Michael Dressler introduced himself. He has lived in Seekonk for 30 years and is experienced in business, real estate, and engineering. He wants the opportunity to make a difference with his perspective and experience in planning and building. He has served on the Historical Commission and is a liaison/ad hoc member for the Community Preservation Commission. He is also on the Board of Directors and is Treasurer for TV9. Mr. Dressler stated his vision for Seekonk is to follow the Rules and Regulations for responsible development with the best of intent for the Town. When asked if he would be in favor of lot size minimums being reduced, he stated he would not be in favor of it. He would consider each situation on a case-by-case basis. When asked, he stated he felt Seekonk has the proper infrastructure to support its residents. He said he is interested in taking out papers in April 2022 to run for Planning Board for the remainder of the unexpired term.

David Roderick introduced himself. He has lived in Seekonk for 8 years; he spent 6 years in the military and graduated from Fischer College in Boston. He has worked in technology and engineering services for the same company for 24 years. He stated he is well suited to serve on the Planning Board with “plan, build, run” methodology. He previously served on the Conservation Commission for one year but had to resign due to his work schedule (which has since changed). He wants to serve the Town and is experienced in project management. He stated his goals would be to work with the Planning Board, as well with other Boards, to preserve open space, conservation, all environmental, and balance planning with town development as well as taxes and town services. His vision for Seekonk is to use policies and by-laws to guide decisions. When asked if he would be in favor of lot size minimums being reduced, he stated he would not be in favor of it, but would be willing to listen. He would use that as a tool to balance growth, not to limit it, and felt it should be phased. When asked, he stated he felt Seekonk has fair infrastructure to support its residents. He feels infrastructure of the highways are good, state roads are okay, but feels they could use some traffic studies in advance vs. just when development happens. He does not see schools as overcrowded at this time and felt utilities and energy can keep up. He does not think you should overstep what the town’s services could support. He said he would also take out papers to run for Planning Board in April 2022 for the remainder of the unexpired term.

When asked when Planning rules/regulations do not mesh with Conservation what should prevail, he stated he feels Planning is more policy driven, whereas Conservation has more State/Government requirements. He felt, with research, policies and by-laws could be changed. He stated believes policy over people, and policy should guide decisions.

Ch. D. Sullivan made a motion to appoint Mr. Roderick to the Planning Board; it was seconded by M. Healy, and both Boards voted 4-1-0:

Roll Call Vote Planning Board: 4 in favor (nay-Phoebe Dunn)

Roll Call Vote Board of Selectmen: 4 in favor (nay-David Andrade)

2) Discussion of the status of incomplete subdivisions

John Aubin provided the Board with an update on the status of subdivisions. He explained the purpose of the meeting was to discuss the direction of some outstanding issues (more of a policy discussion); he noted this was not to discuss any particular subdivision. Under the Subdivision Control Law, the Planning Board is responsible for the completion of the public improvements. Roadway acceptance is at the end of the process by the action of the developer and is in the jurisdiction of the Board of Selectmen. The road is either accepted or denied at Town Meeting.

It was discussed that issues can arise when a developer leaves a project before it is completed or if there are any stormwater/drainage issues, etc. Ch. D. Sullivan questioned where the Town goes from here. J. Aubin suggested considering a stormwater utility to address stormwater issues.

The following topics were also discussed: unapproved roadways, the three options of surety (covenants, surety, or tri-party agreement *by State Law*); Massachusetts Subdivision Control Law; Subdivision Rules and Regulations; street acceptances, homeowner associations, and Chapter 90 money.

Some remaining concerns are older subdivisions; surety; approval of those subdivisions; and drainage/stormwater structures/maintenance/management.

Selectman Chair J. Sullivan suggested the Town continue to urge developers to complete their subdivisions and recommended getting a general assessment and cost estimate of issues, including a number of residents affected. Both Boards will reconvene to discuss what is found.

J. Aubin said he would also discuss these issues/concerns with the Stormwater Advisory Committee, which includes GPI.

P. Aguiar made a motion to adjourn the joint meeting between the Planning Board and Board of Selectmen at 9:25 p.m.; P. Dunn seconded the motion, and it was unanimously approved.

VOTE: 7-0-0 all in favor

Respectfully Submitted by,
Kim Lallier, Secretary
Planning Board

Formally accepted on December 14, 2021 6 in favor, 0 against, 1 abstention (D. Roderick abstained)

[Full Video available to view on TV9 Seekonk Community Access Television](http://tv9seekonk.com/)

Link: <http://tv9seekonk.com/>